

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, SEPTEMBER 12, 2024 (6PM)

Via Zoom & 7610 Hollister Board Room

Join Zoom Meeting

<https://us02web.zoom.us/j/88462577073>

Meeting ID: 884 6257 7073 / +1 669 900 9128 / Hit *6 to unmute

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

3. APPROVAL OF PRIOR MEETING MINUTES (8/8/24)

- Regular Session.
- Executive Session Summary (Leak & insurance release; fine; payroll)

4. TREASURER, OFFICERS & COMMITTEES

- Reading of the Treasurer's Report.
Reserve expenditures last month: \$6.5K Painting of 7626 siding unrelated to insurance claim
Operating Expenses are about 22+% below budget thru end of last month on cash basis
Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Assoc's budget or otherwise approved by the Board.
Aug payroll costs: Pool - \$xx (YTD \$xx); Caretaker: \$xx (YTD \$xx); Scribe: \$xx (YTD \$x)
- Landscape recommendations & proposals: tree work & replacement; weed control
- Committees (Grounds, EV Solar, Architectural, Website, etc.)
- Caretaker or pool report
- Vendor evaluations

PRIORITY ITEMS NEED TO BE DISCUSSED / RESOLVED:

Old Business: 5 #a, b, c, d

New Business: 6 #a, b, c, d, e

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- 7626 rebuild & ins. claim: Rec'd \$457,742.38; Per Don, rebuild complete, final billing
- 7636 window replacement (259, 260, 359, 360); Int painting; Proposed change in policy – retrofit or insert-style windows no longer permitted (proposed policy sent 8/21/24)
- Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- Updating the gov docs: Revised survey results
- Towing vehicles & emailing notifications
- Power wash buildings delayed until dry rot is repair
- Gas lines identification projects – installing tags on each line (Jim Dewey);
- Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- Consolidated Overhead upgrades to gates, gym & pool access control
- Pool facilities & sauna; other related issues; handicap seating;
- Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- EV charging stations
- Inspection of elevated walkways & balconies – by Focused Group
- Pedestrian pathway improvements mailbox kiosk across from 7632
- Fire safety – quote for radios / walkie-talkie; Air table.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. #351 Front porch & staircase landing resurfacing & request for reimbursement
- b. 7636 #360 three back windows
- c. Color of Tufflex for landings & balconies
- d. Towed vehicles – request reimbursement
- e. Corporate Transparency Act
- f. Replacement of stair treads & brackets
- g. Rekeying common doors
- h. Other items to be put on next month's agenda (Draft of proposed budget)

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member);

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 10/10/24 @ 6PM via Zoom) egagenda.doc 9/8/24

Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341
Email: jamesn@bartlein.com
3944 State Street, Suite 200, Santa Barbara, CA 93105